

TRANSFER

TAX

PAID

37-168

## WARRANTY DEED

004435

That I Priscilla M. Cote of Manchester, County of Merrimack, State of New Hampshire.

In consideration of One Dollar and Other Valuable Considerations paid, grant to Priscilla M. Cote, of Manchester, County of Merrimack, State of New Hampshire, whose mailing address is 67 Wilson Street, Manchester, New Hampshire; and June A. Kirk and William H. Kirk of Portland, County of Cumberland, State of Maine, whose mailing address is 110 Greenwood Lane, Portland, Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Priscilla M. Cote, June A. Kirk and William H. Kirk their heirs and assigns forever, the land and improvements described as follows:

Being Lots 162 and 163 according to plan of lots of Cool Street Heights belonging to A.F. Hutchinson Land Co., Inc. Said plan being made by W.E. Branch, Surveyor, dated June 8, 1921 recorded in Kennebec County Registry of Deeds.

Also another lot or parcel of land situated in said ~~Waterville~~, bounded and described as follows:

Beginning at an iron rod in the northeasterly corner of lot 181 according to plan of Cool Street Heights made by Ernest W. Branch and dated June 8, 1921, recorded in Kennebec Registry of Deeds; thence running easterly along the northerly line of land now or formerly of Madeleine M. Ouellette and Leonel J. Ouellette 242 feet to an iron pin on the northerly side of a maple tree; thence southerly 258 feet to an iron pin in the northerly line of lot 139 according to said plan; thence westerly along the northerly line of said lot 139, and across the northerly end of Lowell Street, and along the northerly line of Lots 162, 163 and 164 according to said plan, and a short distance on the jog on Lot 180 according to said plan; thence northerly along the easterly line of said Lot 180 and across the easterly end of Hughey Street on said plan and along the easterly line of 181 on said plan, a total northerly distance of 198.64 feet to the point of beginning, containing 1.15 acres. Reference is hereby made to the above-mentioned plan for more particular location and description of the land hereby conveyed.

Also another lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at the southeast corner of land now or formerly of Madeleine M. Ouellette and Leonel J. Ouellette; thence in a northerly direction along the east bound of land of June A. Karter 85.7 feet to a point; thence in an easterly direction 50 feet, more or less, to a point; thence in an southerly direction and paralleled to June A. Karter's east boundary to the north line of Yeaton Street; thence west along Yeaton Street 50 feet to the point of beginning.

William Kirk (2)  
1 Yeaton St.  
Waterville, Me. 04901

The source of my title is by warranty deed from Madeleine M. Ouellette dated May 31, 1996, and recorded in the Kennebec County Registry of Deed, Book 5140, Page 117,118.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Priscilla M. Cote, June A. Kirk and William H. Kirk, their heirs and assigns forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free to all encumbrances that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

The purpose of this deed is to add the names of June A. Kirk and William H. Kirk to the aforegranted premises and to create Joint Tenancy between Priscilla M. Cote, June A. Kirk and William H. Kirk.

In Witness Whereof, I, the said Priscilla M. Cote hereunto set my hand and seal the

19th Day of the month of March A.D. 1999.

Signed, Sealed and Delivered  
In presence of

*Priscilla M. Cote*

*Priscilla M. Cote*  
Priscilla M. Cote

*JoAnn S. Beardon*

State of Maine, County of Cumberland  
~~Kennebec~~

Then personally appeared the above named Priscilla M. Cote and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Mary Chapman*  
Notary Public

RECEIVED KENNEBEC SS

2001 FEB 22 AM 11:18

ATTEST: *Laura Reed Mann*  
REGISTER OF DEEDS

**MARY E. CHAPMAN**  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES AUGUST 2, 2004

